



January 11, 2000

The Salisbury Planning Board held its regular meeting on Tuesday, January 11, 2000, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Sean Reid, Jeff Sowers, Stan Jordan, Andy Storey, Mark Lewis, John Daniels, Mark Perry, Elaine Stiller, Leigh Ann Loeblein, Fred Dula

ABSENT: Ken Mowery, DeeDee Wright

STAFF: Harold Poole, Aaron Arnett, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Lewis. The minutes of December 14, 1999, were approved as published.

ZONING MAP AMENDMENTS

Z-33-99 Sapona Land Co. & Neighbors, Mocksville, Barker and Highland avenues

Locations: 611 and 601 Mocksville Avenue; 606 and 604 Barker Avenue; 1107/1109, 1105 and 1101 Highland Avenue

Size: Approximately 3 acres (seven lots)

Existing zoning: B-1 Office Institutional and R-8 Single Family Residential

Proposed zoning: HS Hospital Services

(a) Chairman Lewis convened a courtesy hearing on Z-33-99.

Those speaking in favor of the zoning change request:

Doug Shellhorn, 3017 Kern Drive (Rowan Diagnostic Clinic, the proponent) – proposing a new medical office building for the site

James Freeman, CEO at Rowan Regional Medical Center – this is a natural progression of the HS district

Fred Goss, Rowan Diagnostic Clinic – this building location would put their proposed office in closer proximity to the hospital’s proposed construction and would allow the business property to develop in a more natural fashion.

Those speaking in opposition to the zoning change request:

Jack Goodman, 1118 Holmes Street – concerned with how the proposed building is going to affect the neighbors’ property value. Concerned also with the possibility of flooding on his property due to the slope of the subject property which is directly behind his house. His house and garage have already flooded once when the property was being graded.

Frances Downs, 1116 Holmes Street – has had a problem with water draining onto her property. Any development will make it worse. Water coming off subject property will flow directly to her house. Doesn’t like living next to a business. Development of subject property will mean her property will be difficult to sell.

John Houston, 1122 Holmes Street

The chairman closed the courtesy hearing on this case.

(b) Board Discussion:

Sean Reid – concerned with increase of traffic in the residential neighborhood as well as making an occupied single family home nonconforming if the property is rezoned. He brought up the consideration of a Medical Services District which has been discussed before. He moved to send the request to a committee. The motion died for lack of a second.

Stan Jordan – agreed that consideration should be given to a Medical Services District. By virtue of the hospital being where it is, there will be pressure to the south and west for expansion of the Hospital Services District. This rezoning would be supportive of the medical community and worthwhile to do so.

Jeff Sowers – The Hospital Services District was created for the expansion of the hospital on the existing site while protecting the surrounding neighborhoods. This proposed rezoning is geared more towards a Medical Services District versus a Hospital Services District. He feels the proponents can do what they want on the B-1 zoned property without having it rezoned to HS. If the HS district is placed on these seven parcels, this will allow a 150-foot tall building. Rezoning the three properties west of Highland Avenue would be infringing on a residential neighborhood.

Sean Reid moved to send this matter to the Medical Services District Committee. Mark Perry seconded the motion with all members voting AYE.

Z-34-99 Julie Kluttz, 703 North Main Street

Location: Northeast corner of North Main and East Lafayette streets

Size: 7,296 square feet (one lot)

Existing zoning: SFC Single Family Conservation

Proposed zoning: B-6 General Business

- (a) Chairman Lewis convened a courtesy hearing on Z-34-99.

Those speaking in favor of the zoning change request:

Julie Kluttz, 703 North Main Street – wants to use her house for retail purposes and offices

Sam Moore, 1209 Arbor Drive

Those speaking in opposition to the zoning change request:

Pat Sylvester, 111 East Steele Street, speaking for the Board of Directors of Old North Salisbury Association --this parcel is located in a predominantly SFC-zoned area. SFC zoning must not be eroded if it is to continue to be a positive factor in their neighborhood. While the neighborhood is predominately residential, there is an ample amount of diversity of commercial uses. Most of the businesses are located in the center of the district and were built long before the single family zoning was enacted. Most of the business are in commercial buildings and not in converted houses.

Diane Dillon, Executive Director of Historic Salisbury Foundation – encouraged the Board to deny the request. Salisbury 2000 Policy 5.10 states that encroachment of commercial uses into viable existing residential areas should be prohibited. This is a residential area.

Barbara Waggoner, member of the Old North Salisbury Association – feels this rezoning would create a domino effect along North Main Street.

The chairman closed the courtesy hearing on this case.

- (b) Board Discussion:

Mark Perry – North Main Street, as a whole, is predominately residential and feels it should stay that way. We should not allow a chipping away at this historic residential neighborhood.

Sean Reid – Can't see where parking would be available for tenants of the proposed offices. Business would not be compatible with the neighborhood. He moved to recommend denying the request. The motion was seconded by Fred Dula with all members voting AYE.

GROUP DEVELOPMENTS

G-17-99 Olde Salisbury, 1700 block of Old Concord Road

The developer has submitted a site plan for a one hundred-lot residential subdivision zoned RD-B-S Special Residential Development "B" district. The Technical Review Committee is recommending approval of this project noting the following conditions:

- (1) Lot numbers 1, 2, 72, 73, 74 and 75 are currently zoned R-8. These lots must meet all R-8 standards. These lots cannot be considered for approval at this time. The developer may request rezoning for these lots to RD-B-S.

- (2) The special use zoning states that there shall be city streets with sidewalks. The site plan shows sidewalks only on one side of each street. The Planning Board must determine if sidewalks on one side of the street are adequate.
- (3) Voluntary annexation shall be required for the entire development.

Rodney Queen, the developer, indicated to the Board there would be no problem with putting sidewalks on both sides of the streets. Jim Fowler, representing Stone Ridge subdivision, was concerned with the amount of traffic this large subdivision will generate and how this traffic will affect Old Concord Road.

Following discussion, Andy Storey recommended approving the site plan with the addition of sidewalks on both sides of the streets as well as voluntary annexation. The motion was seconded by Mark Perry. Leigh Ann Loeblein felt the plan did not provide enough landscaping information and offered a friendly amendment to require that there be one shade tree for every 75 linear feet around the perimeter. The motion and amendment were approved unanimously.

G-8-99 Sunset Square, 2200 block South Main Street

This is a revision to a previously approved site plan. The revision now calls for five business units instead of four units as previously approved. The Technical Review Committee recommends approval as submitted. On a motion by Fred Dula, seconded by Leigh Ann Loeblein, with all members voting AYE, the site plan was recommended for approval.

SUBDIVISION

S-4-89 Corbin Acres

A revised preliminary plat has been submitted. The developer has recently purchased additional property and revised the plan to include about six extra lots. The Technical Review Committee discussed at length Lot 77. This lot will not have road frontage on the new roads being constructed but will have street access on the existing cul-de-sac of Hampshire Drive. The lot touches the maintained portion of Hampshire Drive at only one point. Driveway access will be across the non-maintained portion of the existing right-of-way. This does not clearly meet the standards of the Subdivision Ordinance. The ordinance does allow the Planning Board, in cases that are site specific that will not happen somewhere else and will cause a hardship, to modify the standards on a case-by-case basis. In this case it would not be inappropriate to accept this non-maintained portion as the access for lot 77. The Technical Review Committee is recommending that lot 77 be approved as submitted. There are a number of minor items the developer still needs to change on his plat. The ordinance gives the Planning Board the right to grant the Planning Board chairman the authority to sign the plat when it comes in with the revisions. The Technical Review Committee recommends approval of the preliminary plat and that the Planning Board chairman be authorized to approve the preliminary plat once items 1, 2 and 4 in a memo to Larry Chilton from Dan Mikkelson, dated January 5, 2000, have been addressed. On a motion by Leigh Ann Loeblein, seconded by Fred Dula, with all members voting AYE, the preliminary plat was approved as stipulated above.

STAFF REPORT

Senior Planner Harold Poole indicated that staff has decided not to pursue an issue brought up at last month's meeting dealing with parking space requirements for multi-family residential uses for low-moderate income housing developments and other special situations unless directed differently by Planning Board or City Council.

There being no further business to come before the Board, the meeting was adjourned.

Secretary

Chairman